

KIM GILBERT EBRON
 7625 DEAN MARTIN DRIVE, SUITE 110
 LAS VEGAS, NEVADA 89139
 (702) 485-3300 FAX (702) 485-3301

DIANA S. EBRON, ESQ.
 Nevada Bar No. 10580
 E-mail: diana@kgelegal.com
 JACQUELINE A. GILBERT, ESQ.
 Nevada Bar No. 10593
 E-mail: jackie@kgelegal.com
 KAREN L. HANKS, ESQ.
 Nevada Bar No. 9578
 E-mail: karen@kgelegal.com
 KIM GILBERT EBRON
 7625 Dean Martin Drive, Suite 110
 Las Vegas, Nevada 89139
 Telephone: (702) 485-3300
 Facsimile: (702) 485-3301
Attorneys for SFR Investments Pool 1, LLC

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BANK OF NEW YORK MELLON, FKA
 BANK OF NEW YORK, AS TRUSTEE FOR
 THE CERTIFICATEHOLDERS OF THE
 CWALT, INC., ALTERNATIVE LOAN
 TRUST 2007-AO8 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2007-
 AO8,

Plaintiff,

vs.

TERRA BELLA OWNERS ASSOCIATION,
 INC.; SFR INVESTMENTS POOL 1, LLC;
 HAMPTON & HAMPTONCOLLECTIONS
 LLC,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
 Nevada limited liability company,

Counter/Cross- Claimant,

vs.

BANK OF NEW YORK MELLON, FKA
 BANK OF NEW YORK, AS TRUSTEE FOR
 THE CERTIFICATEHOLDERS OF THE
 CWALT, INC., ALTERNATIVE LOAN
 TRUST 2007-AO8 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES 2007-
 AO8; JOHN P. FERRARO, an individual; and
 MARCHELLA M. FERRARO, an individual,

Counter/Cross- Defendants.

Case No. 2:16-cv-00654-APG-DJA

**JUDGMENT BY DEFAULT AGAINST
 JOHN P. FERRARO AND MARCHELLA
 M. FERRARO**

**JUDGMENT BY DEFAULT AGAINST JOHN P. FERRARO
AND MARCHELLA M. FERRARO**

This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Motion for Judgment by Default against John P. Ferraro and Marchella M. Ferraro ("The Ferraros" or "Cross-Defendants"). Having considered the motion, including the declarations attached thereto, the Court makes the following findings of fact and conclusions of law:

1. On June 13, 2016, SFR filed a Cross-Claim [ECF No. 32] for quiet title and injunctive relief against the Ferraros, relating to real property located at **9501 Canyon Hollow Avenue, Las Vegas, Nevada 89149; Parcel No. 125-18-710-013** ("the Property").

2. The Ferraros failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The Clerk of the Court appropriately entered a default against the Ferraros on January 10, 2020.

3. The Ferraros are not incompetent, infants, or serving in the United States military.

4. SFR submitted credible evidence in support of its motion in the form of documents obtained from the Official Records of the Clark County Recorder and declarations made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against Abelson.

NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and made the foregoing findings of fact and conclusions of law, and finding good cause,

IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, John P. Ferraro and Marchella M. Ferraro, any successors and assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

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1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against,
2 or the defenses of, any other party to this case.

3
4 
5 UNITED STATES DISTRICT COURT JUDGE

6 Dated: June 2, 2020.

7 *Respectfully submitted by:*

8 **KIM GILBERT EBRON**

9 /s/ Jason G. Martinez
10 JASON G. MARTINEZ, ESQ.
11 Nevada Bar No. 13375
12 7625 Dean Martin Dr., Ste. 110
13 Las Vegas, NV 89139
14 *Attorneys for SFR Investments Pool 1, LLC*

15 DATED this 24th day of April, 2020.

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